

FILE NO.: Z-5817-F

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NAME: Little Rock Plastic Surgery Short-form PD-O

LOCATION: Located at 15104 – 15122 Cantrell Road

DEVELOPER:

ITR Construction, LLC  
5014 Saron Drive  
North Little Rock, AR 72118

ENGINEER:

GarNat Engineering, LLC  
P.O. Box 116  
Benton, AR 72018

AREA: 2.53 acres    NUMBER OF LOTS: 1 zoning lot    FT. NEW STREET: 0 LF

CURRENT ZONING:        R-2, Single-family

ALLOWED USES:         Single-family residential

PROPOSED ZONING:     PD-O

PROPOSED USE:         Medical office/clinic

VARIANCE/WAIVERS:    None requested.

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BACKGROUND:

Ordinance No. 16,690 adopted by the Little Rock Board of Directors on June 7, 1994, established South Hills Terrace Addition Short-form POD containing 1.27 acres. Ordinance No. 16,691 allowed for a deferral of the required sidewalk, the required detention and the front yard landscaping for three years or to within sixty days of completion of the sewer main which was proposed for constructed along the Highway 10 frontage of the property. The proposal included (Phase I) the utilization of an existing residential structure located at the rear of the site as an office use for a civil engineering company and (Phase II) was to consist of the construction of a second office building (5,080 square feet) at the front of the property. The Phase I proposal included the remodeling of the existing structure and the utilization of the existing 12-foot driveway. The Phase II portion included the abandonment of the existing

driveway, closure of the existing curb cut, and construction of a new driveway and curb cut. The new curb cut was to be 24-feet. A new septic system was proposed on the site with connection to city sewer when service became available. The applicant indicated upon availability of sewer service Phase II would be initiated.

Ordinance No. 18,211 adopted by the Little Rock Board of Directors on February 15, 2000, established the Childress Short-form POD on property adjacent to the east containing 1.5 acres. The site contained a 9,400 square foot, two-story brick building which was previously used as a non-conforming photography studio. The applicant proposed the rezoning to allow redevelopment of the site with building and parking lot additions. The applicant proposed O-1, Quiet Office District uses as allowable uses for the site. The applicant proposed a two phased development for the property: Phase I included the construction of an asphalt drive extending from Cantrell Road, construction of 24 parking spaces on the south side of the existing building, dumpster location, use of the existing building for O-1 permitted uses. Phase II was to consist of the construction of an 8,000 square foot addition to the existing building, extend the driveway along the east side of the building, construction of 32 additional parking spaces on the north side of the building, relocation of the dumpster area. The applicant noted a single sign would be placed near the entrance to the property, which would conform to the Highway 10 Design Overlay Standards.

An application was filed for Lots 2 and 3 of the Boydston Subdivision to rezone the property from R-2, Single-family to C-3, General Commercial District. The area is located west of the South Hills Terrace Addition POD. The request was withdrawn prior to the legal ad being placed for the June 11, 1985, Planning Commission Public Hearing.

Ordinance No. 18,564 adopted by the Little Rock Board of Directors on September 18, 2001, rezoned Lots 1, 2 and 3 of the Boydston Subdivision from R-2, Single-family to POD. The approval was later revoked by the Board of Directors on April 20, 2004, restoring the previously held R-2, Single-family zoning classification. The property contained 1.29 acres.

Ordinance No. 19,506 adopted by the Little Rock Board of Directors on March 21, 2006, rezoned two previously approved POD's and expanded the area to property located to the west of the POD zoned property (the expanded area was zoned R-2, Single-family) to POD to allow the development of four buildings containing on three lots. O-3, General Office District uses were approved as allowable uses for the site. The approval did allow the placement of ten percent of the total gross floor area as an accessory use as identified in the O-3, General Office Zoning District. The lots ranged in size from 1.18 acres to 1.53 acres. The construction of a single story building was proposed for Lots 1 and 2 and Lot 3 was proposed with two buildings, a single-story building and a two level building utilizing the slope of the site. The building located on Lot 1 contained 9,000 square feet. The building on Lot 2 contained 12,600 square feet and the building on Lot 3 contained a 3,000 square foot building and a 12,000 square foot building. The overall development plan was in compliance with the Highway 10 Design Overlay District with the exception of the rear yard setback which was approved with a 25-foot

setback (40-feet typically required per the DOD). The dumpster service hours were limited to 7 am to 7 pm.

Ordinance No. 20,453 adopted by the Little Rock Board of Directors on August 16, 2011, revoked the POD zoning and restored the previously held R-2, Single-family zoning district.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning of the site from R-2, Single-family to Planned Development Office to allow the construction of a new medical office clinic on the site containing 2.53 acres. The clinic is proposed to contain 8,622 square feet of floor area. The site plan indicates the placement of 46 parking spaces. The plan also includes a covered drop-off canopy. The plan indicates the placement of a 100-foot building setback and a 40-foot landscape strip along the Cantrell Road frontage.

B. EXISTING CONDITIONS:

The site is vacant. The former driveway locations are still in place. There is undeveloped property located immediately north of the site and there is a single-family residence located immediately west of the site adjacent to Rummell Road. To the east of the site is a branch bank facility and medical office uses. Further west is a drive-through restaurant and vacant commercially and office zoned property. There are single-family residences in the Westchester Subdivision located across Cantrell Road to the south and southwest. An office use, a pet grooming/boarding facility and a private school are located to the southeast.

Cantrell Road is a five-lane roadway with curb and gutter in place. There is no sidewalk located adjacent to the site being proposed for rezoning. There is a sidewalk located immediately east of the site in front of the branch bank facility.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the Tulley Cove Neighborhood Association, the Westchester Neighborhood Association and the Pinnacle Valley Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Cantrell Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.

2. Sidewalks with appropriate handicap ramps are required in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan.
3. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
4. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
5. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
6. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.
7. If disturbed area is 1 or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
8. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of driveway must not exceed 36 feet. Driveways are required to be 150 feet or more from the side property line and 300 feet or more from other driveways and intersections. The west driveway must be removed from the plan.
9. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
10. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
11. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site. Sewer easement exchange required for the proposed easement abandonment requirement.

Entergy: Entergy does not object to this proposal. A three phase power line exists along the north side of Cantrell Road and on the south side of this proposed development. There do not appear to be any conflicts with existing Entergy facilities. However, care should be used in construction and the two drives and accessing the site with large equipment as overhead cable and power lines exist in the area. Contact Entergy in advance regarding future service requirements to the development, desired line extensions, and future facilities locations as this project proceeds.

CenterPoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
6. Contact Central Arkansas Water regarding the size and location of water meter.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
8. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department: **Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245 [Jason.Lowder@carkw.com](mailto:Jason.Lowder@carkw.com)) and the Little Rock Fire Marshal's Office (Captain

Tony Rhodes 501.918.3757 or Captain John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is served on Route 25 at Taylor Loop. Currently plans do not show sidewalks connecting the sidewalk network starting at Taylor Loop. We request the continuation of the sidewalk network at this location for pedestrian safety and access to transit.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.org](mailto:crichey@littlerock.org) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the River Mountain Planning District. The Land Use Plan shows Suburban Office (SO) for this property. The suburban office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The applicant has applied for a rezoning from R-2 (Single Family District) to PDO (Planned District Office) to allow for the construction of a medical clinic (surgery) on this site. The site is within the Highway 10 Design Overlay District which has landscape, setback, signage, site area and other regulations.

Master Street Plan: Cantrell Road is a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Cantrell Road. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class I Bike Path is shown along the extension of Cantrell Road. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or/and easement is recommended. Twelve-foot paths are recommended along creeks and as independent paths.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements and the Highway 10 Scenic Corridor Overlay District.

2. The Highway 10 frontage (front yard) shall consist of a minimum of forty (40) feet of landscaped area exclusive of right-of-way. The landscaped area shall contain organic and/or combined man-made/organic features such as berms, brick walls and dense plantings such that vehicular use areas are screened when viewed from an elevation of forty-two (42) inches above the elevation of the adjacent street. Trees shall be planted or be existing at least every twenty (20) feet and have a minimum of two (2) inches in diameter when measured twelve (12) inches from the ground at time of planting. Provide screening shrubs no less than thirty (30) inches in height at installation with an average linear spacing of not less at three (3) feet within the required landscape area
3. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The property to the east is zoned R-2, Single-family. The minimum dimension shall be thirteen (13) feet. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the landscape ordinance of the City, Section 15-81.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
6. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
7. A landscape irrigation system shall be required as per Highway 10 site design and development standards.
8. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
9. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (October 28, 2015)

The applicant was present. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff stated the site was located in the Highway 10 Design Overlay District. Staff stated there was specific development criteria related to site design and setback. Staff questioned the location of any proposed dumpster facilities. Staff also requested the applicant provide the proposed signage plan, building height and the location of any proposed fences.

Public Works comments were addressed. Staff stated the right of way for Cantrell Road was to be 55-feet from centerline. Staff also stated the western most driveway location should be removed from the development plan. Staff stated the drive was located too near the intersection with Rummell Road and would create sight distance concerns. Staff stated a sketch grading and drainage plan was required to be provided. Staff also stated the City's stormwater detention ordinance would apply to the future development of the site.

Landscaping comments were addressed. Staff stated the Highway 10 DOD required the placement of a 40-foot landscape strip in the front yard area of the development. Staff encouraged the developer to use berming within the 40-foot landscape area. Staff also stated the perimeter planting strips were to include a minimum of 25-feet on the non-street side perimeters.

There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant provided a revised site plan and cover letter to staff addressing comments raised at the October 28, 2015, Subdivision Committee meeting. The applicant has provided the proposed signage plan, building height and the location of the proposed fences. The revised plan has removed the western most driveway and is proposing only one (1) drive from Cantrell Road into the site.

The request is a rezoning of the site from R-2, Single-family to Planned Development Office to allow the construction of a new medical office clinic on the site containing 2.53 acres. The clinic is proposed to contain 8,622 square feet of floor area. The site plan indicates the placement of 46 parking spaces. The plan also includes a covered drop-off canopy. The plan indicates the placement of a 100-foot building setback and a 40-foot landscape strip along the Cantrell Road frontage.

The applicant has indicated the hours of operation are from 8:00 am to 5:00 pm Monday through Friday. Approximately four (4) times per year the facility will be open until 7:00 pm for promotional events. These are direct marketing events at

which time former and prospective clients are invited to drop by to hear of specific skin care products and/or procedures. No overnight stay is proposed with the business. The site plan includes the placement of a dumpster. The dumpster service hours are between 7:00 am and 6:00 pm Monday through Friday.

The applicant has indicated there is one (1) doctor and fifteen (15) employees of the business. Parking for a medical office is typically based on the number of doctors and typically requires the placement of six (6) parking spaces per doctor. The site plan indicates 46 parking spaces. The applicant has indicated the number of spaces indicated are needed to allow for adequate parking for the promotional activities.

The site plan indicates the placement of a ground sign along Highway 10. The sign is proposed as a monument sign with a maximum height of six (6) feet and a maximum sign area of 72 square feet. Building signage will be limited to the front façade, facing Cantrell Road. The sign area will not exceed ten (10) percent of the façade area.

The maximum building height proposed is 25-feet. All lighting on the site will be low level and directional, directed downward and into the site. Screening will be provided on the perimeters where abutting the residentially zoned property and/or used property. The applicant has indicated the screening material will be a six (6) foot opaque fence, evergreen plantings or a combination of each.

The site plan has indicated landscape strips and building setbacks as per the Highway 10 Design Overlay District. The plan includes a minimum building setback of 40-feet along the rear yard and 30-feet on the side yards. The front building setback is 100-feet. The landscape strips are indicated with a 40-foot landscape strip along Cantrell Road. The sides and rear yard landscape strips are indicated at 25-feet. The applicant has indicated within the front yard area a combination of materials, potentially berming, will be used to provide screening of the vehicular use area from view of Cantrell Road.

In addition to the request for rezoning the applicant is requesting the abandonment of a platted access easement. The access easement was platted with the final platting of Lots 1 and 2 Magnolia Terrace Subdivision. The access easement was to provide cross access between the two (2) lots and allow the lots to share drives. The utility easement was platted along the common lot lines of the two (2) lots. There are no utilities located in the easement and the applicant has provided approval from all utility companies expressing their concurrence with the abandonment request. All have indicated the easement does not need to be retained.

Staff is supportive of the applicant's request. The applicant is proposing to develop the site with a new medical office building which is consistent with the City's Future Land Use Plan. The development as proposed is in compliance

with the typical development standards of the Highway 10 Design Overlay District. Staff feels the development as proposed is in keeping with the intent of the Overlay and the City's Future Land Use Plan. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the request as proposed is appropriate for the site.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends approval of the abandonment request for the platted access easement and the platted utility easement.

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PLANNING COMMISSION ACTION:

(NOVEMBER 19, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation of approval of the abandonment request for the platted access easement and the platted utility easement. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.